



VG-364-2023-202300003625

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202300003625

Real Property Recordings

Recorded On: January 06, 2023 10:29 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202300003625
Receipt Number: 20230106000264
Recorded Date/Time: January 06, 2023 10:29 AM
User: Hilga R
Station: CC15

Record and Return To:

FIRSTSERVICE RESIDENTIAL TEXAS, INC.
14951 N DALLAS PKY STE 600

DALLAS TX 75254



STATE OF TEXAS

Dallas County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Dallas County, Texas**

John F. Warren
Dallas County Clerk
Dallas County, TX

**Hills of Westchester Homeowners Association, Inc.
(formerly Polo Heights of Westchester)
Property Owners' Association Management Certificate**

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, including Documents 202100260595, 202100055156 202000042477, 201300294706, 201200218008, 201100217913, 201000106434 and 200900217684

1. Subdivision information. Hills of Westchester is an addition to the city of Grand Prairie in Dallas County, Texas. The plats are recorded in the Plat Records of Dallas County, Texas as:

Phase 1: Document 200101413463, recorded on June 11th, 2001

Phase 2: Document 200402722949, recorded on January 16th, 2004.

2. Declaration information. Lots in Hills of Westchester Homeowners Association are subject to Declaration of Covenants, Conditions and Restrictions for Hills of Westchester, recorded on April 4th, 2002, as Document 200201800839, Real Property Records, Dallas County, Texas as amended as the following:

First Amendment: Document 200402885866, recorded on May 12th, 2004

Second Amendment: Document 200600101869, recorded on March 21st, 2006

Third Amendment: Document 200600190962, recorded on May 25th, 2006

Notice of Filing of Dedicatory Instruments: Document 201200052260, recorded on February 24th, 2012.

3. Name of property owner's association. Hills of Westchester Homeowners Association Inc.

4. How to contact the association through its managing agent.

Hills of Westchester Homeowners Association, Inc.

c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential ("FirstService Residential")

14951 North Dallas Parkway, Suite 600

Dallas, Texas 75254

Phone: 214-871-9700

Website: www.fsresidential.com

Email Address: Mgmt-CertificateTX@fsresidential.com

Community Website: <https://HillsofWestchester.connectresident.com>

Resale Disclosure Package: \$375.00

Homeowner Setup/Unit Transfer: \$295.00

5. Purpose. The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 21 day of Dec 2022

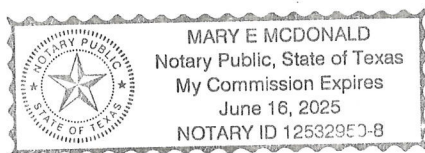
Hills of Westchester Homeowners Association
Inc., a Texas property owners' association

By: [Signature]

Lisa Cunningham, Senior Vice President
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this 21 day of Dec 2022
by Lisa Cunningham, on behalf of FirstService Residential Texas, Managing Agent of a Texas property
owners' association, on behalf of said association.



Mary McDonald
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Hills of Westchester Homeowners Association, Inc.,
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254